

Glenda Wiles

From: John Robinson [robby1927@peoplepc.com]

Sent: Sunday, July 06, 2008 3:28 PM

To: Glenda Wiles

Subject: Response to letter of July 2, 2008

July 6, 2008

Ravalli County Commissioners

The Robinson Family Limited Partnership and the Loftus Margaret M Trust received your invitation to contribute our needs and concerns about the zoning process that has been on going in the county for a number of years. Zoning is an artful process and my observations have been that the developers are using the biggest brush to paint the picture.

As a private land owner of a large tract of land and as the management agent of another large tract I do have some concerns. First there is a severe limit on my ability to dispose of any of the property. It cannot be sold in anything less than 160 acre tracts. I can live with that.

Several years ago our surrounding neighbors wanted me to join a self zoning group that agreed not to divide the property into smaller than five acre parcels. I didn't join. At that time I would only have made parcels of forty acres and deeded them so they couldn't be divided into smaller parcels.

The group did set up the five acre zoning district. When a year or so ago one of the new owners blatantly violated the zoning restrictions the county refuse to enforce the regulations. So much for private zoning. The only way it could have been enforced was to put up a lot of money and let the lawyers fight it out in court. Not a satisfactory solution as the county surely recognizes by now.

The second problem as it affects owners of large tracts of land who want to keep them pristine and help provide for the open wild mountain west, is trespassing. The more people we have living in the valley the more people we have who feel they have the right to invade any open space, public or private and do as they please. I have not observed any consideration in the zoning process that addresses this particular problem. In the last five years we have been trespassed upon by more people and have had more damage done to the pristine property than was done in the entire forty-five previous years. Even when you work diligently and catch the persons who do the damage and report it to the authorities, nothing ever happens.

We live on a gravel county road. Traffic has continually increased over the last fifty years but for forty-five years at a relatively slow pace. Today, July 6, 2008 I counted more than two hundred vehicles go past the house and up the mountain. I would hazzard a guess that

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twenty-five percent of them acted like good law abiding citizens and enjoyed their outing. The other seventy-five percent I can assure you did damage to the pristine landscape and no one gives a damn.

If you can take care of those two problems in your quest for zoning regulations it would please me and my family very much. We seriously doubt that those problems will be attended to in the zoning regulations.

Thank you for allowing me to participate.

Very truly your,

John W. Robinson